

February 23, 2010

**Site Plan:** Custer Star Addition, Block A, Lot 6 -Rosa's Café (SPFP09-0023)  
**Owner(s):** Eldorado Crossing, LLC

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**DESCRIPTION:**

A restaurant with a drive thru on one lot on 1.7± acres on the west side of Custer Road, 600± feet north of Eldorado Parkway. Zoned Retail with a Specific Use Permit (S-169) for a Big Box. Neighborhood #6. JE

**REMARKS:**

<b>Access:</b>	Access is provided from Custer Road.
<b>Cross access:</b>	Cross access is provided throughout the development.
<b>Parking:</b>	Parking is adequate.
<b>Open space:</b>	Open space is adequate.
<b>Tree Preservation:</b>	The site does not contain any protected trees.
<b>Screening:</b>	Screening is not required as the property is surrounded by non-residential properties.
<b>Landscape Plan:</b>	A landscape plan has been submitted for staff review.
<b>Façade Plan:</b>	A façade plan has been submitted for staff review.
<b>Additional Information:</b>	The site plan complies with the Revised Preliminary Site Plan submitted concurrently with this project.

**RECOMMENDATION:**

Recommended for approval subject to:

Site Plan

1. Staff approval of the façade plans.
2. Staff approval of the landscape plans.
3. Approval and recordation of a Final Plat prior to Final Acceptance.
4. Additions and/or alterations resulting from Engineering Services' review of construction plans.